

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 11: R-5/RESIDENCE DISTRICT

- 11.00 R-5/Residence District.
- 11.01 Permitted Uses.
- 11.02 Special Uses & Special Exceptions.
- 11.03 Accessory Building and Uses.
- 11.04 Height, Yard and Density Requirements.

11.00 R-5/Residence District.¹

11.00.01 Purpose and Intent.

The purpose of the R-5 District is to provide for the encouragement of large scale, diverse residential developments of good design with residential open space, and maximum living amenities. Mixed residential structures, their supporting accessory buildings and uses and limited commercial uses are allowed with maximum layout flexibility permitted. Densities are variable within the district in order to assure versatility of development. Application to the Commission is required for Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) approval and Development Plan (DP) approval.

11.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the R-5 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the R-5 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.03: Architectural Design, Exterior Lighting, Landscaping and Signage.*

11.00.03 Minimum Tract Requirements.

A tract of land proposed for an R-5 Residence District shall include a minimum gross area of ten (10) acres, including the area within the existing improved streets and alleys. No tract shall have an unusually narrow or elongated shape. The shape of the tract shall be adaptable for logical development. The district shall be established in areas where all utilities (public water supply, sanitary sewers and storm sewers) are available or are to be provided to the entire development. Commercial uses shall be permitted as a special use only where the gross area of the tract is thirty (30) acres or more. The commercial use portion shall not be less than twenty-five percent (25%) of the tract. All streets and roads located in the R-5 District, whether dedicated or undedicated,

¹ Section 11.00 amended per Ordinance No. Z-327; Z-453-04, §x-ab. Section 11.00.03 renumbered per Ordinance No. Z-453-04, §z.

shall be built according to existing City of Carmel standards, including provision of appropriate right-of-way for undedicated streets and roads.

11.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

11.01 Permitted Uses.²

See *Appendix A: Schedule of Uses.*

11.02 Special Uses & Special Exceptions.³

- A. See *Appendix A: Schedule of Uses.*
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

11.02.01 Minimum Area Requirements: None.

11.02.02 Other Requirements:

Use

Commercial uses (retail and office)

Other requirements:

Total gross area shall not exceed fifty percent (50%) of the R-5 District tract, which shall have a minimum gross area of thirty (30) acres.

Also, same as S-1 District regulations of *Section 5.02.02.*

11.03 Accessory Buildings and Uses.⁴ See also *Section 25.01.*

11.04 Height, Yard and Density Requirements.⁵ (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

11.04.01 Maximum Height:

- A. Single- and Two-family Dwelling: Thirty-five (35) feet;
- B. Multiple-family Dwelling and All other uses: Forty-five (45) feet.

² *Section 11.01* amended per *Ordinance No. Z-415-03, §w.*

³ *Section 11.02* amended per *Ordinance No. Z-320; Z-415-03, §x-y.*

⁴ *Section 11.03* amended per *Ordinance No. Z-369-02.*

⁵ *Section 11.04* amended per *Ordinance No. Z-327; Z-365-01; Z-453-04, §ac.*

11.04.02 Minimum yards:

On all outside boundaries of an R-5 District tract adjoining the cited districts, the minimum yards shall be as follows:

<u>Yard</u>	<u>S-1 and S-2</u>	<u>R-1 and R-2</u>	<u>All other districts</u>
Front	10'	5'	5'
Side	75'	75'	50'
Rear	75'	75'	50'

The required minimum yard shall be used as a greenbelt or lawn area with no Principal Buildings or Uses, Accessory Buildings or Uses and so forth permitted therein. The exceptions which may be located in the required yard include streets or driveways necessary to provide access, sidewalks, landscaping and other decorative items, fencing and other protective items and signage as permitted by the Carmel Sign Ordinance. There shall be no minimum yard requirements within the R-5 District tract.

11.04.03 Dwelling Unit Density. Dwelling Unit Density shall be regulated on a sliding scale based upon the amount of open space provided. The base density permitted is twelve (12) units per acre; Dwelling Unit Density may be increased above the permitted base density by the application of a factor of one and one-half percent (1.5%) of the base density for each increase of one percent (1.0%) in the percentage of the site acreage that is devoted to open space. (see Subdivision Regulations, *Chapter 7: Open Space Standards for Major Subdivisions*)

11.04.04 Project Open Space. The minimum open space requirement (OSR) shall be designed pursuant to requirements of *Chapter 7* of the Subdivision Regulations.

11.04.05 Greenbelt Buffer. A greenbelt buffer shall be provided, and may take the following forms:

- A. A landscaped transitional area designed consistent with *Section 26.04: Perimeter Buffering Requirements*, or
- B. Open space, design pursuant to the Chapter 7 of the Subdivision Regulations.

**CHAPTER 11: R-5/RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320		July 11, 1997	July 11, 1997	
Z-327		January 4, 1999	January 4, 1999	
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	11.04.03
Z-369-02		April 1, 2002	April 1, 2002	11.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	11.01; 11.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	11.00; 11.04; 11.05 Summer 2004 v1